Coquitlam For Council

December 4, 2018
Our File: 08-3360-20/17 136173 OC/1
Doc #: 3157030.v1

To: City Manager
From: Director Development Services

Subject: Fourth and Final Reading of Official Community Plan Amendment Bylaw 4831, 2017 and Zoning Amendment Bylaw No. 4832, 2017 to Facilitate the Creation of Two Townhouse Lots, Ten One-Family Lots, the Expansion of Harper Park, and Stream Corridor Protection at 3500 Harper Road and Portions of 3497, 3501 Harper Road and 3531 Hickstead Avenue (Wesbild Holdings Ltd.) (17 136173 OC and 17 136175 RZ)

For: Council

Recommendation:
That Council:
1. Give fourth and final reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 4831, 2017; and
2. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4832, 2017; and

Report Purpose:
This report presents for Council's consideration fourth and final reading of Official Community Plan Amendment Bylaw No. 4831, 2017 and Zoning Amendment Bylaw No. 4832, 2017, to facilitate the creation of two townhouse lots, ten one-family lots, the expansion of Harper Park, and stream corridor protection (Attachments 1-4).

Background:
Following the Public Hearing at the Regular Council meeting on January 22, 2018, Council:
• Gave second and third readings to Official Community Plan Amendment Bylaw No. 4831, 2017 to redesignate portions the subject site from a mix of Development Reserve, Environmentally Sensitive Area, Large Single-Family, Neighbourhood Parks and Natural Open Spaces, and Compact Low Density Residential to a mix of Compact Low Density Residential, Large Single-Family, Conventional Townhomes, Neighbourhood Parks and Natural Open Spaces, and Environmentally Sensitive Area (Attachment 6);
• Gave second and third readings to Zoning Amendment Bylaw No. 4832, 2017 to rezone portions of the subject site from A-3 Agricultural and Resource to a mix of RS-9 Large Single-Family Residential, RT-2 Townhouse Residential and P-5 Special Park (Attachment 7).
Background: cont'd/
The OCP amendment and zoning amendment bylaws were held at third reading for the applicant to complete the following conditions of final adoption:

a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
b. Ensure that all engineering requirements and issues, including restrictive covenants, dedications and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;
c. Finalization of the terms and conditions related to the acquisition and construction of the Harper Park expansion, to the satisfaction of the General Manager Parks, Recreation and Culture Services;
d. Finalization of the Park Improvement Plan, as documented in the report of the Director of Development Services dated December 5, 2017, and securities for park improvements, to the satisfaction of the General Manager Parks, Recreation and Culture Services;
e. Submission of a 5-year Monitoring and Maintenance Plan for Park Improvements and Tree Windfirming, to the satisfaction of the General Manager Parks, Recreation and Culture Services;
f. Registration of a Section 219 Restrictive Covenant to protect the expanded Streamside Protection and Enhancement Area (SPEA) in accordance with the Riparian Area Regulation report prepared by Enkon Environmental Limited, to the satisfaction of Environmental Services;
g. Registration of a Section 219 Restrictive Covenant for the provision of a Landscape Buffer along the south side of the southernmost townhouse lot; and
h. Issuance of a Watercourse Development Permit.

Discussion:

All conditions of final adoption have been addressed to staff’s satisfaction.

Following the Public Hearing in January 2018, further work was done by the applicant to develop design details for the landscape buffer along the south side of the southernmost townhouse site, which borders the existing single family sites on Hadley Wood. Staff are satisfied with the design as proposed (Attachment 5).

A Concept plan for this future park project has been proposed based on the overall planning conducted for this site, as discussed with Council previously. While this plan provides sufficient detail for costing purposes, additional details will be finalized for Council consideration as part of the next steps. The final details of the Park Improvement Plan will be the subject of a separate report to Council from Parks, Recreation and Culture Services early in 2019.

The two townhouse lots will be the subject of future development permit applications, which will be brought forward to Council for approval.
Financial Implications:

There are significant community benefits associated with this application, as the project will achieve the following financial benefits, with a total park value of approximately $4 million:

- This application will provide approximately 1.32 ha (3.25 acres) of land for the expansion of Harper Park, which includes dedication of land beyond the required 5% parkland provision under Section 510 of the Local Government Act;
- The applicant has proposed to provide a gift of 0.2 hectares (0.5 acres) of parkland to the City, with an approximate value of $1.15 million;
- An additional 0.79 hectares (1.95 acres) of land is proposed to be purchased by the City for the expansion of Harper Park, resulting in approximately $220,000 in interest savings;
- The applicant has also agreed to fund all road frontage and servicing for the park (approximate $1.4 million value), soft costs for the design and consulting of the park construction (approximate $500,000 value), as well as $100,000 towards future park and tree maintenance. This work is in addition to the approximately $600,000 worth of work to be done as part of trail works as required by the OCP; and
- The applicant has proposed a voluntary community amenity contribution to cover future park amenities with an approximate value of $1 million.

The development of the 10 single-family lots will also generate approximately $211,450 in Development Cost Charges (DCCs).

Conclusion:

Staff recommend that Council give fourth and final reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 4831, 2017 and City of Coquitlam Zoning Amendment Bylaw No. 4832, 2017.

George Fujii, MCIP, RPP

JK/ss

File #: 08-3360-20/17 136173 OC/1 Doc #: 3157030.v1
Attachments:

1. Location and Adjacent Zoning (Doc# 2797047)
2. Existing OCP Land Use Designations (Doc# 2797052)
3. Proposed OCP Land Use Designations (Doc# 2797060)
4. Proposed Subdivision Layout (Doc# 3168539)
5. Landscape Buffer Guidelines and Drawings (Doc# 3161896)
6. OCP Amendment Bylaw No 4831, 2017 (Doc# 2796633) and Schedule A (Doc# 2797028)
7. Zoning Amendment Bylaw No. 4832, 2017 (Doc# 2796646) and Schedule A (Doc# 2797040)

This report was prepared by Jeremy Keating, Development Planner and reviewed by Chris McBeath, Senior Planner.
LOCATION AND ADJACENT ZONING

- 3497, 3500, 3501 Harper Rd and 3531 Hickstead Ave
- Area Under Application
- Zoning Boundary

Application No.: 17 136173 OC
Map Date: 12/4/2017
EXISTING OCP LAND USE DESIGNATIONS

- Large Single Family
- Estate Single Family
- Large Village Single Family
- Development Reserve
- Environmentally Sensitive Area
- Neighbourhood Parks and Natural Open Spaces
- Northwest Burke Vision Area
- Partington Creek Neighborhood Plan
- Smiling Creek Neighborhood Plan

Application No.: 17 136173 OC
Map Date: 12/4/2017

Coquitlam
PROPOSED OCP LAND USE DESIGNATIONS

- Large Single Family
- Estate Single Family
- Large Village Single Family
- Development Reserve
- Conventional Townhomes
- Compact Low Density Residential
- Environmentally Sensitive Area
- Neighbourhood Parks and Natural Open Spaces
- Northwest Burke Vision Area
- Partington Creek Neighborhood Plan
- Smiling Creek Neighborhood Plan

Application No.: 17 136173 OC
Map Date: 12/4/2017

Coquitlam
SUBDIVISION OF PORTIONS OF LOT A, EPP 38414, EXCEPT EPP50860, LOT 1, BCP50759, LOT 1 PLAN 34286, LOT 3 PLAN 34286 EXCEPT PLAN 46521 AND LOT 1, EPP43395, EXCEPT EPP50859, EPP 50860, EPP50867 AND EPP 61635, ALL OF SEC. 18, TWP 40, NWD.

NOTES:
1. Subject Properties
2. Lots 1-3, 6, 7, 10-14 to be minimum of 650m² with proposed RS-9 zone.
3. Lots 4 & 5 to be minimum of 1110m² with proposed RT-2 zone.
4. Lot 8 to be future park.
5. Existing structures to be removed.

OWNERS: Double Kappa Holdings Ltd.

APPLICANT: Wesbild Holdings Ltd.

DATE: __________________

STATUS: __________________

SKETCH NO.: 17 136178 SD
SCALE: 1:4600
PREPARED BY: DW
**PLANT LIST - 14A - 5.0m Landscape Buffer**

**Updated** February 26, 2018

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<tr>
<th>SYMBOL</th>
<th>TOTAL BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
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<tr>
<td>15</td>
<td>Acer tataricum</td>
<td>Tatarian Maple</td>
<td>8cm col.</td>
<td>S&amp;B</td>
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<td>11</td>
<td>Cornus nuttallii Eddie’s WW</td>
<td>White Flowering Pacific Dogwood</td>
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<td>10</td>
<td>Picea pungens Hoopsii</td>
<td>Hoopsii Spruce</td>
<td>3.5m Tall</td>
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**SHRUBS**

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<tr>
<td>136</td>
<td>Euonymus alata compacta</td>
<td>Dwarf Burning Bush</td>
<td>82 pt</td>
<td>750 o.c</td>
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<td>227</td>
<td>Hypericum dissectum</td>
<td>Orange Spray</td>
<td>82 pt</td>
<td>1000 o.c</td>
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<tr>
<td>136</td>
<td>Forsythia x intermedia ‘S.G’</td>
<td>Lynwood Gold Forsythia</td>
<td>82 pt</td>
<td>1000 o.c</td>
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<tr>
<td>225</td>
<td>Mahonia aquifolium</td>
<td>Oregon Grape</td>
<td>82 pt</td>
<td>1000 o.c</td>
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<tr>
<td>201</td>
<td>Potentilla fruticosa ‘Gold Star’</td>
<td>Gold Star Shrubly</td>
<td>82 pt</td>
<td>750 o.c</td>
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<tr>
<td>106</td>
<td>Rhododendron Vulcan</td>
<td>Red Rhodo (Large)</td>
<td>46 pt</td>
<td>1000 o.c</td>
</tr>
<tr>
<td>227</td>
<td>Salix purpurea ‘Nana’</td>
<td>Purple Willow</td>
<td>46 pt</td>
<td>900 o.c</td>
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<tr>
<td>199</td>
<td>Spiraea x bumalida Goldflame</td>
<td>Goldflame Spirea</td>
<td>43 pt</td>
<td>750 o.c</td>
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<td>187</td>
<td>Symphoricarpos albus</td>
<td>Snowberry</td>
<td>81 pt</td>
<td>900 o.c</td>
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**GROUNDCOVERS**

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<tr>
<td>45</td>
<td>Mahonia nervosa</td>
<td>Longleaf Mahonia</td>
<td>82 pt</td>
<td>500 o.c</td>
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<tr>
<td>71</td>
<td>Physocloeo empetrifolius</td>
<td>Mountain Heather</td>
<td>41 pt</td>
<td>350 o.c</td>
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**NOTES:**

1. In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
2. All planting shall be in accordance with BCCLA/BCLNA Landscape Standard, latest edition.
3. Growing medium: 450mm depth for planting bed areas, continuous.
4. All planting beds: cover with 75mm of decomposed organic mulch or approved equal.
5. All trees to have 1.0m dia watering dish with 75mm depth mulch.
6. Ensure positive drainage for all landscape areas.

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**Typical Section A - Parcel 14A to SC-4**

**Typical Planting Layout**

**Existing Retaining Walls**

**Existing Retaining Walls**

**NOTES:**

1. Remove any damaged stems.
2. Prune by cutting out any damaged stems and back-shoots of live stems after cutting with sharp knife or pruner.
3. Exposed root ends shall be trimmed with sharp tool.
4. Do not plant near any exposed roots.
5. Do not plant near any exposed roots.
6. Do not plant near any exposed roots.
7. Do not plant near any exposed roots.
8. Do not plant near any exposed roots.
9. Do not plant near any exposed roots.
10. Do not plant near any exposed roots.
Development Parcel 14
Smiling Creek Neighbourhood, Coquitlam

Landscape Buffer Guidelines

Parcel 14A
Parcel SC-4

5m buffer

Property Line

Typical Section A
STA 1+170

Existing Residence

Sample Planting Layout

5.0m Landscape Buffer
Not to scale
BYLAW NO. 4831, 2017

A Bylaw to amend the “City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001”

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3479, 2001 and amending Bylaws, in accordance with the Local Government Act, R.S.B.C., 1996, c 323;

NOW THEREFORE, the Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw
   This Bylaw may be cited for all purposes as the “Citywide Official Community Plan Amendment Bylaw No. 4831, 2017”.

2. Schedule “B” to the Northeast Coquitlam Area Plan, Schedule “A” to the Smiling Creek Neighbourhood Plan, and Schedule “A” to the Partington Creek Neighbourhood Plan shall be amended as follows:

   The land use designations for the properties within the outlined area on the map attached hereto and marked “Schedule “A” to Bylaw No. 4831, 2017,” is hereby amended by changing the land use designations from Compact Low Density Residential, Large Single Family, Estate Single Family, Environmentally Sensitive Area, Neighbourhood Parks and Natural Open Spaces, and Development Reserve to Compact Low Density Residential, Large Single Family, Conventional Townhomes, Environmentally Sensitive Area, and Neighbourhood Parks and Natural Open Spaces.

   (These properties are situated and legally described as:
   3497 Harper Road – Lot 1 Section 18 Township 40 New Westminster District Plan 34286, PID 006-990-401;
   3500 Harper Road – Lot A Section 18 Township 40 New Westminster District Plan EPP38414, Except Plan EPP50860, PID 029-267-692;
   3501 Harper Road – Lot 3 Except: Part Subdivided by Plan 46521, Section 18 Township 40 New Westminster District Plan 34286, PID 006-990-495; and
   3531 Hickstead Avenue – Rem. Lot 1 Section 18 Township 40 New Westminster District Plan EPP 43395, Except Plans EPP50859, EPP50860, EPP50867, EPP61635, PID 029-390-028.)
READ A FIRST TIME this 11 day of December, 2017.
READ A SECOND TIME this 22 day of January, 2018.
READ A THIRD TIME this 22 day of January, 2018.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this day of , 2018.

_____________________________ MAYOR

_____________________________ CLERK
SCHEDULE A

NEIGHBOURHOOD PARKS 
& NATURAL OPEN SPACES

ENVIRONMENTALLY SENSITIVE AREA

CONVENTIONAL TOWNHOMES

LARGE SINGLE FAMILY

ENVIRONMENTALLY SENSITIVE AREA

COMPACT LOW DENSITY RESIDENTIAL

NOT TO SCALE

SCHEDULE 'A' TO
BYLAW 4831, 2017

FOR BEARINGS AND DIMENSIONS, REFER TO SURVEY PLAN BY D.G. HUXLEY PC-14-1 (MARCH 24, 2017)
BYLAW NO. 4832, 2017

A Bylaw to amend the “City of Coquitlam Zoning Bylaw No. 3000, 1996”, and amending Bylaws

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996 and amending Bylaws, in accordance with the Local Government Act, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw
   This Bylaw may be cited for all purposes as the “City of Coquitlam Zoning Amendment Bylaw No. 4832, 2017”.

2. Schedule “A” to Bylaw No. 3000, 1996 shall be amended as follows:
   The properties within the area outlined in black on the map attached hereto and marked “Schedule ‘A’ to Bylaw 4832, 2017”, shall be rezoned from A-3 Agricultural and Resource to RS-9 Large Single-Family Residential, RT-2 Townhouse Residential and P-5 Special Park.

   (These properties are situated and legally described as:
   3497 Harper Road – Lot 1 Section 18 Township 40 New Westminster District Plan 34286, PID 006-990-401;
   3500 Harper Road – Lot A Section 18 Township 40 New Westminster District Plan EPP38414, Except Plan EPP50860, PID 029-267-692;
   3501 Harper Road – Lot 3 Except: Part Subdivided by Plan 46521, Section 18 Township 40 New Westminster District Plan 34286, PID 006-990-495; and
   3531 Hickstead Avenue – Rem. Lot 1 Section 18 Township 40 New Westminster District Plan EPP 43395, Except Plans EPP50859, EPP50860, EPP50867, EPP61635, PID 029-390-028.

READ A FIRST TIME this 11th day of December, 2017.
READ A SECOND TIME this 22nd day of January, 2018.
READ A THIRD TIME this 22nd day of January, 2018.
GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this day of January, 2018.

______________________________  MAYOR

______________________________  CLERK

File #: 08-3360-20/17 136175 RZ/1  Doc #: 2796646.V1
SCHEDULE 'A' TO
BYLAW 4832, 2017

FOR BEARINGS AND DIMENSIONS, REFER TO SURVEY PLAN BY D.G. HUXLEY PC-14-1 (MARCH 24, 2017)